

**TOWN of KITTERY**  
**2015 Sewer Main Extension Project Assessment Plan - ADOPTED – AUGUST 15, 2016**

**NOTICE TO THE TOWN CLERK**  
**BY THE TOWN OF KITTERY MUNICIPAL OFFICERS**  
**OF LOTS BENEFITED AND AMOUNTS OF BENEFIT ASSESSMENTS**  
**ON EACH LOT RESULTING FROM THE**  
**2015 SEWER MAIN EXTENSION CONSTRUCTION PROJECT**

**RECITALS**

**Whereas**, the Town of Kittery proposed a sewer main extension project which was approved by the Inhabitant of the Town voting on June 13, 2013; and

**Whereas**, the project was approved in the same warrant article to be funded through bonds in the amount of \$7,586,525.00 which were acquired and expended on behalf of the project, with annual debt service for repayment from fiscal 2017 through fiscal year 2036; the project warrant article noted that payment for same would not increase sewer rates or local property taxes in and of itself; and, the municipal officers find a reasonable Department revenue projection for the repayment period should serve to achieve that; and

**Whereas**, pursuant to Maine Revised Statutes Title 30-A, §3442. Expense of construction, and Town Code Title 13, Chapter 1, Article IV, Main Extensions, the municipal officers are obliged to determine the parcels of land with or without structures thereon benefited by said main extension sewer line; the formula and total fair and equitable amount assessed upon said parcels and against the record owner(s) thereof; and, the sum not exceeding the benefit deemed fair and equitable towards defraying the expenses of said sewer main construction assessed to each parcel; and

**Whereas**, the properties included in this assessment were provided direct access to the sewer main extension via frontage or an existing public right-of-way less than one hundred (100) feet distant, whether gravity flow is readily achievable, or not; and

**Whereas**, the properties included in this assessment are deemed benefited by main pipeline access stubs installed onto the properties and capped off for future connection; and

**Whereas**, the owners of said benefited properties included in this adopted Assessment Plan are obliged to pay an Assessment Fee and other provisions of Town Code Title 13, Public Services, do apply: and

**Whereas**, the municipal officers find that the provisions of this 2015 Sewer Main Extension Project Assessment Plan meets, or exceeds, the Town's obligations of statute and ordinance; and

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**Whereas**, the municipal officers must file with the clerk of the Town the location of the sewer line and sewage disposal units and appurtenances, with a profile description of the same and a statement of the amount assessed upon each lot or parcel of land so assessed and the name of the owner of the lots or parcels of land or person against whom the assessment is made; and

**Whereas**, all assessments and charges made pursuant to this article are to be certified by the municipal officers and filed with the tax collector for collection.

**NOW THEREFORE**, the Town of Kittery hereby adopts the following Assessment Plan:

The Town of Kittery 2015 Sewer Main Extension Project location of the sewer line and sewage disposal units and appurtenances included in the project are shown on the map enclosed herewith and incorporated by reference (*attachment 1*). Complete sets of project engineering detail for the project are on file at Town Hall and the Sewer Department office.

The 2015 Project Assessment Calculations are shown in the spreadsheet enclosed herewith and incorporated by reference (*attachment 2*), and reflects:

- 1) the property owner, address, map & lot number, number of units, square footage, and frontage information provided and verified by the Kittery Assessor's Office as of 08/02/16.
- 2) the number of units assessed to each parcel is based on a per-dwelling-unit basis for the residences and a per-unit-of occupancy basis for other structures.
- 3) assessed map-lot parcels 29-37A; 29-35; 29-34A; 20-17; and, 11-29, while benefited, are found to not have gravity flow to the main extension line.

#### **A. PROJECT DETAILS:**

Project Completion Date:	May 03, 2016	
Total Project Cost:	\$7,586,525	
Project Share – Town:	\$6,164,525	(81.3 % of Total project Cost)
Parcel Assessment Share:	\$1,422,000	(18.7% of the Total Project Cost)
Total Number of Units on the 153 Parcels:	209	(Per-dwelling or -occupancy Basis)
Total Front Footage:	24,716	Linear feet
Total Area:	12,393,436	Square feet

The 153 benefited parcels share 18.7% of the project cost (\$1,422,000.00) and are assessed for the purpose of defraying a portion not exceeding one-half (½) of the overall cost of this sewer construction and appurtenances.

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The basis of calculation for the assessment of each parcel is fifty percent (50%) for number of occupancy units (\$711,000.00), established on a per-dwelling-unit basis for residences and on a per-unit-of-occupancy basis for other structures as found in the Town's property tax records.

Twenty-five percent (25%) each of the assessed parcel share of the cost (\$355,500.00) is based on the linear footage of frontage along the extension main abutting each parcel on a public way; and, for the total area of each parcel in square feet.

Each parcel is assessed with the resulting amounts applied for each component, as follows:

<b>Unit</b>	<b>Frontage</b>	<b>Area</b>
<b><u>\$ / parcel</u></b>	<b><u>\$ / l. ft.</u></b>	<b><u>\$ / sq. ft.</u></b>
<b>\$3,401.91</b>	<b>\$14.38</b>	<b>\$0.0287</b>

The calculation data listed for each parcel is found in the Town's Property Tax records on file at Town Hall and its Vision Appraisal database online.

#### **B. HEARING ORDER OF NOTICE**

The Town Clerk Hearing Order of Notice giving the time and place for a hearing upon the subject matter of the assessments by the Town Council is to be given to each person so assessed or left at their usual place of abode in the Town, or to be issued to owners with no place of abode in Town as required in Town Code Title 13, §1.4.3.5. Hearing Request filing form and submittal details are to be available at the Town Clerk's office.

#### **C. HEARINGS**

Upon the hearings, the Council has the power to revise, increase or diminish any of the assessments, and any revisions, increase or diminution is to be in writing and recorded by the Town Clerk.

#### **D. ASSESSMENT, IMPACT, & SPECIAL ENTRANCE CONNECTION FEES**

Owners of the properties designated as benefited in this Assessment Plan are obliged to pay an assessment fee as defined in the Assessment Plan formula calculations (*attachment 2*).

Owner(s) obliged to make connection to the municipal sewage collection system of any structure existing at the time of adoption of this Assessment Plan are not liable for an Impact Fee, nor Sewer Special Entrance Connection Fee, unless and until the expansion, addition, or development criteria in accordance with Town Code Title 13, §1.6.2 requires such.

These documents satisfy the requirements of Town Code Title 13, §1.4.3.5, Record of Location of Sewer Line—Notification of Owner, for a statement of the amount assessed upon each lot or parcel of land so benefited and the name of the owner of the lots or parcels of land or person against whom the assessment is made.

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#### **E. QUARTERLY SEWER CHARGES**

In accordance with Town Code Title 13 §1.1.7, Rates and Charges, quarterly sewer usage rate charges will begin ninety (90) days after notification by Town for parcels required to connect to the system. Parcels not required to connect are not liable for usage charges. Rates and fees are delineated in Town Code Appendix A.

#### **F. GRAVITY FLOW - PUMP UP**

In accordance with Town Code Title 13 §1.1.11C, when gravity flow cannot be obtained from the building or the property, the connection to said public sewer is not required. Owners of property not designated as such may request a hearing by Town Council for a determination. This does not preclude waste flows from being pumped to the public sewer should the property owner so wish. Properties not required to connect at the time of a main extension project for this reason must do so when the existing septic/leach field system fails or must otherwise be replaced.

#### **G. DEFERRAL – 20-YEAR TANK/FIELD**

In accordance with Town Code Title 13 §1.1.11D, owners of properties with a septic tank and leach field system installed within twenty (20) years prior to this main extension project completion date of May 03, 2016, may request deferral of connection until the system has reached the twenty-years after installation anniversary. Properties not required to connect at the time of a main extension project for this reason must do so when the existing septic/leach field system fails or must otherwise be replaced.

#### **H. PAYMENT PLAN – TAX COLLECTOR**

In accordance with Town Code Title 13 §1.4.4B, the tax collector is authorized to enter into written Mortgage and Promissory Note & Install Payment Plan agreements with the owner(s) of land assessed, which agreements are to provide for payment of the Assessment to the Town over a period not to exceed eighteen (18) years from the adopted date of this Plan, at an interest rate of two percent (2%).

#### **I. DEFERRAL – INCOME**

In accordance with Town Code Title 13 §1.4.4C, owners with household income less than or equal to fifty percent (50%) of the local Area Median Family Income as determined annually by the US Department of Housing and Urban Development and varied by household size, may request deferral of payment of the assessment without penalty or additional interest incurred for the period of eligibility.

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#### **J. APPEALS**

##### **1. Appeal – Arbitrator Panel**

In accordance with Town Code Title 13 §2.1, Appeal of Assessment, any person not satisfied with the amount of assessment pursuant to §13.1.4.3 may appeal pursuant to 30-A, M.R.S. §3443, Arbitration of assessment, within ten (10) days after a hearing by the municipal officers to an independent Arbitration panel as established. Appellants are referred to 14, M.R.S. Chapter 706, Uniform Arbitration Act, et seq, for statutory provisions related to such appeals.

##### **2. Appeal – Unbuildable Parcel**

In accordance with Town Code Title 13 §2.2, Unbuildable Parcel Appeals, any person owning a property, included in this Assessment Plan not satisfied with the amount assessed pursuant to §13.1.4.3 may, prior to Assessment Fee payment due date and without limitation of time thereafter, appeal the assessed amount to the Board of Appeals (BoA), as an unbuildable parcel, provided that:

A. The appellant was the record owner of the assessed property and, excepting spousal or trust inclusions or exclusions, remains so without interruption at time of appeal; and

B. The assessed property was vacant, or was improved by structure(s) neither containing nor required to contain sanitary facilities.

##### **3. Appeal – Administrative Decisions**

A. In accordance with Town Code Title 13 §2.3, any person filing a permit application for a special entrance connection, or is determined by the Code Enforcement Officer to be obliged to pay an impact fee, who may be aggrieved by the provisions set forth in Title 13, may file an Administrative Decision appeal to the Board of Appeals for a review of the determination.

B. Any person denied a Mortgage, Promissory Note & Payment Plan agreement by the tax collector may also file an Administrative Decision appeal on such decisions.

#### **K. 90-DAY CONNECTION – FORCE MAJEURE**





Owners are required to connect their facilities directly to the public sewer within ninety (90) days after date of official notice to do so. However, if an owner can demonstrate to the Town Manager diligent effort in arranging the connection, but is unable to meet the deadline due to unforeseeable circumstances that prevent completion within that time frame, the Town Manager may grant an extension and waive the penalties.

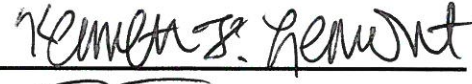

#### **L. FARM AND OPEN SPACE LAND EXEMPT FROM ASSESSMENT**

Land, classified and restricted for use for agricultural, forest/woodland, open space or wildlife habitat purposes as defined by 36 M.R.S. §1102, is exempt from the assessment provided in §13.1.4.3 when no benefits are derived from the common sewer or drain. Owners of such qualified land must notify the municipal officers that their property may qualify for this exemption.

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IN WITNESS WHEREOF, the municipal officers of the Town of Kittery have signed and certify this adopted plan on the 15<sup>th</sup> day of August, 2016 and filed the same with the tax collector for collection.

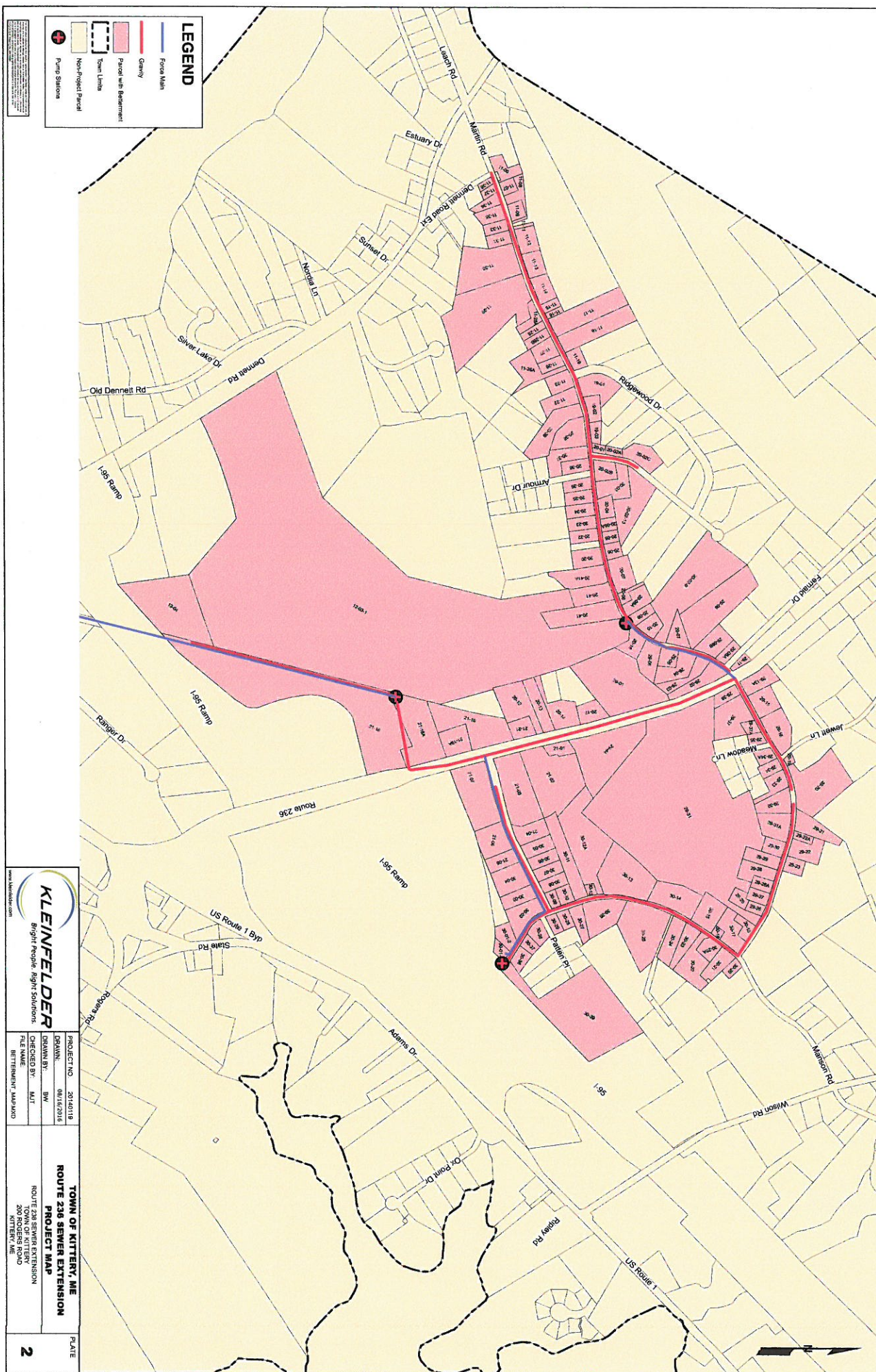
  
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**3 ATTACHMENTS**

1. Kittery Sewer Main Extension Project 2015 – Map of Benefited Properties
2. Kittery Sewer Main Extension Project 2015 - Assessment Plan Calculations







## UNIT BASIS

## Kittery Sewer Main Extension Project 2015 - Property Assessments

Total Project Cost \$7,586,525 (Completion date: May 03, 2016)

Project Share - Town \$6,164,525 (81.3 % of Total project Cost)

Benefited Parcel Assessment Share \$1,422,000 (18.7% of the Total Project Cost)

Total Number of Units on the listed 153 Parcels 209 (Per-dwelling or -occupancy basis)

Total Front Footage 24,716 ft.

Total Area 12,393,436 sq. ft.

(Sorted by Map &amp; Lot Number)

Unit	Area	Frontage
\$/parcel	\$/sq.ft	\$/l.ft
\$3,401.91	\$0.0287	\$14.38

Benefited Parcel Data									
Map-Lot	Property Owner	Physical Address	Units	Area (Sq. Ft)	Frontage (LF)	Unit \$	Area \$	Frontage \$	Assessment Total
11-06	CAVANAUGH, JASON	MARTIN ROAD	1	32,234	132.7	\$3,401.91	\$924.63	\$1,908.68	\$6,235.22
11-07	GOODSON, WILLIE T	MARTIN ROAD	1	13,068	112.5	\$3,401.91	\$374.85	\$1,618.13	\$5,394.89
11-08	DINSMORE, THOMAS	MARTIN ROAD	1	23,958	75	\$3,401.91	\$687.22	\$1,078.75	\$5,167.89
11-09	SEARS, JOHN	MARTIN ROAD	1	17,424	137.5	\$3,401.91	\$499.80	\$1,977.72	\$5,879.43
11-11	ROSE, DEBORAH J	MARTIN ROAD	1	4,356	30	\$3,401.91	\$124.95	\$431.50	\$3,958.37
11-12	MACKIE, SARA ANN	MARTIN ROAD	1	30,492	200	\$3,401.91	\$874.65	\$2,876.68	\$7,153.24
11-13	NORTON, VIOLET A	MARTIN ROAD	2	28,314	203	\$6,803.83	\$812.17	\$2,919.83	\$10,535.83
11-14	OSWALD, NICOLE E	MARTIN ROAD	1	32,670	225	\$3,401.91	\$937.12	\$3,236.26	\$7,575.30
11-15	HODGKINS, DAVID M	MARTIN ROAD	1	10,890	75	\$3,401.91	\$312.37	\$1,078.75	\$4,793.04
11-16	PHILBRICK, EDWARD E	MARTIN ROAD	1	6,534	50	\$3,401.91	\$187.42	\$719.17	\$4,308.51
11-17	THAYER, RICKEY G	MARTIN ROAD	1	44,867	100	\$3,401.91	\$1,286.98	\$1,438.34	\$6,127.24
11-18	NELSON, MARK A	MARTIN ROAD	1	95,832	100	\$3,401.91	\$2,748.90	\$1,438.34	\$7,589.15
11-19	CROSSLEY, KIMBERLY	MARTIN ROAD	1	22,651	150	\$3,401.91	\$649.74	\$2,157.51	\$6,209.16
11-22	SYLVESTER, GORDON B	MARTIN ROAD	1	41,382	135	\$3,401.91	\$1,187.02	\$1,941.76	\$6,530.70
11-23	CORLISS, TR, ROSE	MARTIN ROAD	1	23,958	135	\$3,401.91	\$687.22	\$1,941.76	\$6,030.90
11-26	GREENE, CAROL J	MARTIN ROAD	1	16,117	90	\$3,401.91	\$462.31	\$1,294.51	\$5,158.73
11-26A	STARKEY, RICHARD A	MARTIN ROAD	1	35,284	30	\$3,401.91	\$1,012.09	\$431.50	\$4,845.51
11-27	FIFIELD FAMILY TR	MARTIN ROAD	1	26,136	165	\$3,401.91	\$749.70	\$2,373.26	\$6,524.87
11-28	PEVERLY, MARCIA	MARTIN ROAD	1	10,890	60	\$3,401.91	\$312.37	\$863.00	\$4,577.29
11-28A	WREN, AME B	MARTIN ROAD	1	10,890	100	\$3,401.91	\$312.37	\$1,438.34	\$5,152.63
11-28B	DELGROSSO, CONSTANCE L	MARTIN ROAD	1	15,246	80	\$3,401.91	\$437.32	\$1,150.67	\$4,989.91
11-29	JOHNSON, JAMES P	MARTIN ROAD	0	248,292	115.8	\$0.00	\$7,122.14	\$1,665.60	\$8,787.74



Benefitted Parcel Data									
Map-Lot	Property Owner	Physical Address	Units	Area (Sq. Ft)	Frontage (LF)	Unit \$	Area \$	Frontage \$	Assessment Total
11-30	SOUTHERN MAINE FISH & GAME INC	30 MARTIN ROAD	1	174,240	137.5	\$3,401.91	\$4,997.99	\$1,977.72	\$10,377.62
11-31	DEROSIA, THOMAS K	26 MARTIN ROAD	1	19,602	100	\$3,401.91	\$562.27	\$1,438.34	\$5,402.53
11-33	LUMINO, KATHERINE ANNE	24 MARTIN ROAD	1	19,602	100	\$3,401.91	\$562.27	\$1,438.34	\$5,402.53
11-35	KENNEDY, JOSEPH M	20 MARTIN ROAD	1	23,958	130	\$3,401.91	\$687.22	\$1,869.84	\$5,958.98
11-36	GUAY, KATHY JANE	16 MARTIN ROAD	1	13,068	100	\$3,401.91	\$374.85	\$1,438.34	\$5,215.10
11-37	BASSETT, JENNIFER A	14 MARTIN ROAD	1	8,712	70	\$3,401.91	\$249.90	\$1,006.84	\$4,658.65
11-38	FORD, RYAN L	158 DENNETT ROAD EXT	1	15,246	130	\$3,401.91	\$437.32	\$1,869.84	\$5,709.08
12-03-1	DENNETT, TR, MARY	98 DENNETT ROAD	0	3,574,534	704.23	\$0.00	\$102,533.85	\$10,129.21	\$112,663.07
13-04	CULLEN, WILLIAM J	32 MARTIN ROAD	0	217,800	511	\$0.00	\$6,247.49	\$7,349.91	\$13,597.40
19-01	FREDERICKS, JACQUELINE	65 MARTIN ROAD	1	21,780	146.5	\$3,401.91	\$624.75	\$2,107.17	\$6,133.83
19-02	ROBILLARD, PATRICIA J	71 MARTIN ROAD	1	19,602	200	\$3,401.91	\$562.27	\$2,876.68	\$6,840.87
19-03	KOTERBA, JEAN M	75 MARTIN ROAD	1	17,424	163	\$3,401.91	\$499.80	\$2,344.49	\$6,246.21
20-01	WALKER, ERIC	77 MARTIN ROAD	1	15,246	100	\$3,401.91	\$437.32	\$1,438.34	\$5,277.58
20-02-13	MOORE, WILLIAM T	6 RIDGEWOOD DRIVE	1	84,942	286	\$3,401.91	\$2,436.52	\$4,113.65	\$9,952.09
20-02-9	BUSSING, JAMES G	14 RIDGEWOOD DRIVE	0	249,163	134	\$0.00	\$7,147.13	\$1,927.37	\$9,074.51
20-02A	SHAFFER, JOSEPH L	5 RIDGEWOOD DRIVE	1	15,246	150	\$3,401.91	\$437.32	\$2,157.51	\$5,996.75
20-02B	O'BRIEN, THERESA L	83 MARTIN ROAD	1	34,848	195.2	\$3,401.91	\$999.60	\$2,807.64	\$7,209.15
20-02C	DIXON, FRED W	7 RIDGEWOOD DRIVE	1	48,787	229.89	\$3,401.91	\$1,399.44	\$3,306.60	\$8,107.95
20-03	BEAN, BARBARA E	87 MARTIN ROAD	1	54,450	150	\$3,401.91	\$1,561.87	\$2,157.51	\$7,121.30
20-04	CENTRAL MAINE POWER CO	91 MARTIN ROAD	0	21,780	150	\$0.00	\$624.75	\$2,157.51	\$2,782.26
20-05	PROCTOR, LOUIS R	99 MARTIN ROAD	1	14,810	100	\$3,401.91	\$424.83	\$1,438.34	\$5,265.08
20-05A	DICKSON, SUSAN J	95 MARTIN ROAD	1	14,810	100	\$3,401.91	\$424.83	\$1,438.34	\$5,265.08
20-06	ADAMS, MONICA	101 MARTIN ROAD	1	19,602	125	\$3,401.91	\$562.27	\$1,797.92	\$5,762.11
20-07	PENNEY, DON G	107 MARTIN ROAD	1	50,094	275	\$3,401.91	\$1,436.92	\$3,955.43	\$8,794.27
20-08	JOHNSTON, ELIOT	111A MARTIN ROAD	1	13,068	93	\$3,401.91	\$374.85	\$1,337.66	\$5,114.42
20-08A	RACINE, MICHAEL E	111 MARTIN ROAD	1	32,670	92	\$3,401.91	\$937.12	\$1,323.27	\$5,662.31
20-09	RICHARD II, GERALD C	117 MARTIN ROAD	1	19,602	100	\$3,401.91	\$562.27	\$1,438.34	\$5,402.53
20-10	RUSSELL, HENRY W	121 MARTIN ROAD	1	28,314	190	\$3,401.91	\$812.17	\$2,732.84	\$6,946.93



BENEFITED PROPERTY ASSESSMENT CALCULATION  
UNIT BASIS

Adopted: AUGUST 15, 2016

Benefitted Parcel Data									
Map-Lot	Property Owner	Physical Address	Units	Area (Sq. Ft)	Frontage (LF)	Unit \$	Area \$	Frontage \$	Assessment Total
20-12	CHICKERING CREEK APTS., LLC	ROUTE 236	7	76,230	61.62	\$23,813.40	\$2,186.62	\$886.30	\$26,886.32
20-13	GERRY, WALLACE W	ROUTE 236	1	34,848	120	\$3,401.91	\$999.60	\$1,726.01	\$6,127.52
20-14	DUMAS, ARTHUR P	ROUTE 236	1	41,382	139	\$3,401.91	\$1,187.02	\$1,999.29	\$6,588.23
20-17	LADY SLIPPER LLC	ROUTE 236	13	30,927	240	\$44,224.88	\$887.13	\$3,452.01	\$48,564.02
20-18	BURBANK, KAREN C	MARTIN ROAD	1	23,958	150	\$3,401.91	\$687.22	\$2,157.51	\$6,246.65
20-20	BEDARD, KIMBERLY B	MARTIN ROAD	1	28,314	125	\$3,401.91	\$812.17	\$1,797.92	\$6,012.01
20-22	FYNN, STEVE M	MARTIN ROAD	1	17,424	100	\$3,401.91	\$499.80	\$1,438.34	\$5,340.05
20-23	GOWEN, MARK	MARTIN ROAD	1	17,860	100.1	\$3,401.91	\$512.29	\$1,439.78	\$5,353.99
20-24	CENTRAL MAINE POWER CO	MARTIN ROAD	0	17,424	100	\$0.00	\$499.80	\$1,438.34	\$1,938.14
20-25	BICKLEY, DALE	MARTIN ROAD	1	15,246	101.2	\$3,401.91	\$437.32	\$1,455.60	\$5,294.84
20-26	LEWIS, KENNETH E	MARTIN ROAD	2	15,246	100	\$6,803.83	\$437.32	\$1,438.34	\$8,679.49
20-36	MILLER, LINN G	ARMOUR DRIVE	1	15,246	158.4	\$3,401.91	\$437.32	\$2,278.33	\$6,117.57
20-37	MILLER, DOROTHY M	MARTIN ROAD	1	37,026	100.3	\$3,401.91	\$1,062.07	\$1,442.65	\$5,906.64
20-38	DELLAPIANA, RICHARD E	MARTIN ROAD	4	26,136	222.4	\$13,607.66	\$749.70	\$3,198.87	\$17,556.22
20-39	WEBB, LEO LA M	MARTIN ROAD	1	69,696	90	\$3,401.91	\$1,999.20	\$1,294.51	\$6,695.62
20-41	TAPLEY, STEPHEN W	MARTIN ROAD	1	45,302	151.54	\$3,401.91	\$1,299.48	\$2,179.66	\$6,881.05
20-41A	TAPLEY, MICHAEL H	COMMANDERS WAY	1	56,628	153	\$3,401.91	\$1,624.35	\$2,200.66	\$7,226.92
20-42	BUNKER, SHAUN P	MARTIN ROAD	2	80,150	170	\$6,803.83	\$2,299.08	\$2,445.18	\$11,548.08
21-01	WRIGHT, GLENNIS A	ROUTE 236	1	22,215	200	\$3,401.91	\$637.23	\$2,876.68	\$6,915.82
21-02	PATTEN, TR, SUZANNE R	ROUTE 236	1	204,296	202	\$3,401.91	\$5,860.15	\$2,905.44	\$12,167.51
21-03	DOW HIGHWAY PROPERTIES LLC	DANA AVENUE	25	150,718	508	\$85,047.85	\$4,323.27	\$7,306.76	\$96,677.87
21-04	HOWLAND JR, THOMAS H	DANA AVENUE	1	30,492	180.5	\$3,401.91	\$874.65	\$2,596.20	\$6,872.76
21-05	WENTWORTH, DAVID A	DANA AVENUE	1	19,602	98.8	\$3,401.91	\$562.27	\$1,421.08	\$5,385.27
21-06	CRESSEY, TR, ALMA	DANA AVENUE	2	45,738	235.4	\$6,803.83	\$1,311.97	\$3,385.85	\$11,501.65
21-07	DOW HIGHWAY PROPERTIES LLC	DANA AVENUE	10	102,802	508	\$34,019.14	\$2,948.82	\$7,306.76	\$44,274.72
21-18	GERASIN FAMILY REALTY LLC	ROUTE 236	2	564,538	286.15	\$6,803.83	\$16,193.50	\$4,115.81	\$27,113.14
21-18A	SEAWARD PROPERTIES, LLC	ROUTE 236	1	107,158	325	\$3,401.91	\$3,073.77	\$4,674.60	\$11,150.28
21-19	SEAWARD PROPERTIES, LLC	ROUTE 236	1	135,036	330	\$3,401.91	\$3,873.45	\$4,746.52	\$12,021.88



Benefitted Parcel Data									
Map-Lot	Property Owner	Physical Address	Units	Area (Sq. Ft)	Frontage (LF)	Unit \$	Area \$	Frontage \$	Assessment Total
21-19A	WILSON, DAVID W	ROUTE 236	1	37,207	230.65	\$3,401.91	\$1,067.27	\$3,317.53	\$7,786.71
21-21	GAGNE REALTY HOLDINGS LLC	ROUTE 236	0	28,314	200	\$0.00	\$812.17	\$2,876.68	\$3,688.85
29-01	LAPIERRE PROPERTIES LLC	ROUTE 236	0	163,350	495	\$0.00	\$4,685.62	\$7,119.78	\$11,805.40
29-02	CALDWELL, VIOLA F	MARTIN ROAD	1	37,026	170	\$3,401.91	\$1,062.07	\$2,445.18	\$6,909.16
29-03	WOJER, ELAINE	MARTIN ROAD	1	40,075	112.2	\$3,401.91	\$1,149.54	\$1,613.82	\$6,165.27
29-04	KING, VINCENT E	MARTIN ROAD	1	49,658	150	\$3,401.91	\$1,424.43	\$2,157.51	\$6,983.85
29-05	JENKINS, JAMES C	MARTIN ROAD	1	23,958	156	\$3,401.91	\$687.22	\$2,243.81	\$6,332.95
29-06	GALLO, JAMES	MARTIN ROAD	1	43,124	125	\$3,401.91	\$1,237.00	\$1,797.92	\$6,436.84
29-07	LEGER, RAYMOND	MARTIN ROAD	1	21,780	236	\$3,401.91	\$624.75	\$3,394.48	\$7,421.14
29-08	ELDRIDGE, KATHLEEN C	MARTIN ROAD	1	143,748	14	\$3,401.91	\$4,123.35	\$201.37	\$7,726.63
29-08A	MEROSOLA, PATRICIA S	MARTIN ROAD	1	13,068	80	\$3,401.91	\$374.85	\$1,150.67	\$4,927.43
29-08B	MEROSOLA, PATRICIA S	MARTIN ROAD	1	37,026	179	\$3,401.91	\$1,062.07	\$2,574.63	\$7,038.61
29-11	THEBERGE, DIANA L	MARTIN ROAD	1	10,890	45.1	\$3,401.91	\$312.37	\$648.69	\$4,362.98
29-13A	PUGLISI, JOSEPH C	STEVENSON ROAD	1	47,480	200	\$3,401.91	\$1,361.95	\$2,876.68	\$7,640.55
29-15	PORTER, MELISSA TURNER	STEVENSON ROAD	1	39,204	200	\$3,401.91	\$1,124.55	\$2,876.68	\$7,403.14
29-16	COOK, MICHELE A	STEVENSON ROAD	1	50,094	312.8	\$3,401.91	\$1,436.92	\$4,499.12	\$9,337.96
29-19	DONOVAN, LAURA	STEVENSON ROAD	1	10,890	59.3	\$3,401.91	\$312.37	\$852.94	\$4,567.22
29-20	HOLT, SUSAN C	STEVENSON ROAD	2	158,558	336	\$6,803.83	\$4,548.17	\$4,832.82	\$16,184.82
29-21	STARKEY, PATRICIA R	STEVENSON ROAD	1	26,136	100	\$3,401.91	\$749.70	\$1,438.34	\$5,589.95
29-22	GRIFFIN, NOLAN D	STEVENSON ROAD	4	52,272	142	\$13,607.66	\$1,499.40	\$2,042.44	\$17,149.50
29-22A	HABERMAN, BRYAN	STEVENSON ROAD	1	10,890	64	\$3,401.91	\$312.37	\$920.54	\$4,634.83
29-23	ZANGARI, TR, DOMINIC M	STEVENSON ROAD	1	23,958	125	\$3,401.91	\$687.22	\$1,797.92	\$5,887.06
29-25	MERRILL, STUART O	STEVENSON ROAD	1	15,246	0	\$3,401.91	\$437.32	\$0.00	\$3,839.24
29-26	LEWIS, KENNETH E	STEVENSON ROAD	1	8,712	90	\$3,401.91	\$249.90	\$1,294.51	\$4,946.32
29-27	MASON, ROBERT	STEVENSON ROAD	1	13,068	100	\$3,401.91	\$374.85	\$1,438.34	\$5,215.10
29-28	PRESTON, DAVID A & JENNIFER L	STEVENSON ROAD	1	32,670	100	\$3,401.91	\$937.12	\$1,438.34	\$5,777.38
29-28A	POWERLEAU SR, BRIAN O	STEVENSON ROAD	1	13,068	100	\$3,401.91	\$374.85	\$1,438.34	\$5,215.10
29-29	HANNIGAN, HARRY J	STEVENSON ROAD	1	23,958	100	\$3,401.91	\$687.22	\$1,438.34	\$5,527.48



## 2015 KITTERY SEWER MAIN EXTENSION PROJECT

BENEFITED PROPERTY ASSESSMENT CALCULATION  
UNIT BASIS

Adopted: AUGUST 15, 2016

Benefitted Parcel Data									
Map-Lot	Property Owner	Physical Address	Units	Area (Sq. Ft)	Frontage (LF)	Unit \$	Area \$	Frontage \$	Assessment Total
29-30	HANNIGAN, HARRY J	STEVENSON ROAD	2	15,246	125	\$6,803.83	\$437.32	\$1,797.92	\$9,039.08
29-31	FLOWER COMPANY PROPERTIES INC	H L DOW HIGHWAY	0	1,300,702	551.6	\$0.00	\$37,310.03	\$7,933.88	\$45,243.90
29-31A	FLOWER COMPANY PROPERTIES INC	STEVENSON ROAD	0	42,253	225	\$0.00	\$1,212.01	\$3,236.26	\$4,448.27
29-32	NOONEY, JACQUELYN	STEVENSON ROAD	1	35,284	200	\$3,401.91	\$1,012.09	\$2,876.68	\$7,290.69
29-33	HAWKES, KATHRYN M	STEVENSON ROAD	1	24,829	150	\$3,401.91	\$712.21	\$2,157.51	\$6,271.64
29-34	STACY, AARON J	STEVENSON ROAD	1	13,068	150	\$3,401.91	\$374.85	\$2,157.51	\$5,934.27
29-34A	SMITH, STEPHEN M	STEVENSON ROAD	1	10,890	75	\$3,401.91	\$312.37	\$1,078.75	\$4,793.04
29-35	SMITH, STEPHEN C	STEVENSON ROAD	1	10,890	75	\$3,401.91	\$312.37	\$1,078.75	\$4,793.04
29-37	ROBINSON, CARLA J	STEVENSON ROAD	1	60,984	225	\$3,401.91	\$1,749.30	\$3,236.26	\$8,387.47
29-37A	PROVENCA, RONALD D	STEVENSON ROAD	1	10,019	100	\$3,401.91	\$287.38	\$1,438.34	\$5,127.64
29-38	BDC ENTERPRISES, INC	STEVENSON ROAD	1	19,602	120	\$3,401.91	\$562.27	\$1,726.01	\$5,690.19
29-44	LAPIERRE PROPERTIES LLC	ROUTE 236	1	204,732	740.97	\$3,401.91	\$5,872.64	\$10,657.66	\$19,932.22
30-01-1	PEREZ, AARON	MANSON ROAD	1	13,068	108	\$3,401.91	\$374.85	\$1,553.41	\$5,330.17
30-01-2	MATTHEWS, NANCY	MANSON ROAD	1	30,928	109	\$3,401.91	\$887.14	\$1,567.79	\$5,856.85
30-02	MARTELL, JEFFREY J	DANA AVENUE	1	43,560	150	\$3,401.91	\$1,249.50	\$2,157.51	\$6,808.92
30-03	SAWTELLE, TR, ERWIN M	DANA AVENUE	1	26,136	111	\$3,401.91	\$749.70	\$1,596.56	\$5,748.17
30-04	SHARP, JARED M	DANA AVENUE	1	43,560	200	\$3,401.91	\$1,249.50	\$2,876.68	\$7,528.09
30-05	STOODLEY JR, ROBERT P	DANA AVENUE	1	30,492	115	\$3,401.91	\$874.65	\$1,654.09	\$5,930.65
30-06	DODGE, DAVID A	DANA AVENUE	1	26,136	100	\$3,401.91	\$749.70	\$1,438.34	\$5,589.95
30-07	PIERCE, PATRICK B	DANA AVENUE	1	23,958	100	\$3,401.91	\$687.22	\$1,438.34	\$5,527.48
30-08	GARDNER, SCOTT T	DANA AVENUE	1	23,958	100	\$3,401.91	\$687.22	\$1,438.34	\$5,527.48
30-09	MOULTON, TR, DEBRA M	DANA AVENUE	1	15,246	105	\$3,401.91	\$437.32	\$1,510.26	\$5,349.49
30-10	GARDNER, ETHEL V	MANSON ROAD	1	17,424	116	\$3,401.91	\$499.80	\$1,668.47	\$5,570.19
30-11	CERCONE, MICHAEL K	MANSON ROAD	1	71,003	107.25	\$3,401.91	\$2,036.69	\$1,542.62	\$6,981.22
30-12	DENAULT, ROBERT L F	MANSON ROAD	1	6,970	60	\$3,401.91	\$199.93	\$863.00	\$4,464.85
30-12A	SANBORN, KIMBERLY	MANSON ROAD	1	198,634	50	\$3,401.91	\$5,697.71	\$719.17	\$9,818.80
30-13	RICHARDSON, BURTON J	MANSON ROAD	1	145,490	330.84	\$3,401.91	\$4,173.33	\$4,758.60	\$12,333.84
30-14	GILL, BARBARA A	MANSON ROAD	1	87,120	380	\$3,401.91	\$2,499.00	\$5,465.69	\$11,366.60



Benefitted Parcel Data										
Map-Lot	Property Owner	Physical Address		Units	Area (Sq. Ft)	Frontage (LF)	Unit \$	Area \$	Frontage \$	Assessment Total
30-15	YOUNG, ALFRED S	32	MANSON ROAD	1	54,450	190	\$3,401.91	\$1,561.87	\$2,732.84	\$7,696.63
30-16	LEONTAKIANAKOS, LOUIS P	28	MANSON ROAD	1	8,712	92	\$3,401.91	\$249.90	\$1,323.27	\$4,975.09
30-17	LINSCOTT, DAVID H	24	MANSON ROAD	1	45,738	143	\$3,401.91	\$1,311.97	\$2,056.82	\$6,770.71
30-18	LINSCOTT, DAVID H	42	STEVENSON ROAD	1	15,246	142	\$3,401.91	\$437.32	\$2,042.44	\$5,881.68
30-20	WALDRON, MEGAN T	23	MANSON ROAD	1	10,454	85	\$3,401.91	\$299.88	\$1,222.59	\$4,924.38
30-21	LACLAIR, THELMA J	25	MANSON ROAD	1	28,314	133	\$3,401.91	\$812.17	\$1,912.99	\$6,127.08
30-22	ESTES, ALAN W	29	MANSON ROAD	1	60,984	68.2	\$3,401.91	\$1,749.30	\$980.95	\$6,132.16
30-22A	AMSDEN, NATHAN C	27	MANSON ROAD	1	17,424	129.4	\$3,401.91	\$499.80	\$1,861.21	\$5,762.92
30-23	WENCK, ALFRED J	33	MANSON ROAD	1	30,492	134.9	\$3,401.91	\$874.65	\$1,940.32	\$6,216.88
30-24	MARTINO, JILLIAN R	35	MANSON ROAD	1	43,560	115	\$3,401.91	\$1,249.50	\$1,654.09	\$6,305.50
30-25	GREENWOOD, MEGAN D F	2	APPLEGATE LANE	1	141,570	390	\$3,401.91	\$4,060.87	\$5,609.52	\$13,072.31
30-26	SPINNEY, IRENE J	49	MANSON ROAD	1	65,776	331.11	\$3,401.91	\$1,886.74	\$4,762.48	\$10,051.14
30-27	HEDRICK, DALE C	51	MANSON ROAD	1	28,314	120	\$3,401.91	\$812.17	\$1,726.01	\$5,940.09
30-28	CERCONE, ANTONIO	53	MANSON ROAD	1	13,068	99.9	\$3,401.91	\$374.85	\$1,436.90	\$5,213.66
30-29	FLETCHER, SHAWN M	55	MANSON ROAD	1	13,068	99.87	\$3,401.91	\$374.85	\$1,436.47	\$5,213.23
30-36	MARINO, ADAM	57	MANSON ROAD	1	17,424	130	\$3,401.91	\$499.80	\$1,869.84	\$5,771.55
30-37	HUTCHINS, RONALD D	59	MANSON ROAD	1	15,246	114.69	\$3,401.91	\$437.32	\$1,649.63	\$5,488.87
30-38	AVERY, JACOB W	61	MANSON ROAD	2	19,602	151	\$6,803.83	\$562.27	\$2,171.89	\$9,537.99
30-39	CLARK, SHARON A	63	MANSON ROAD	2	370,260	125	\$6,803.83	\$10,620.74	\$1,797.92	\$19,222.49
Totals				209	12,393,436	24,716	\$711,000	\$355,500	\$355,500	\$1,422,000

**Note 1:** Property owner, address, map & lot number, number of units, square footage, and frontage information provided by the Kittery Assessor's Office as of 08/02/16.

**Note 2:** The number of units is based on a per-dwelling-unit basis for the residential zone and a per-unit-of occupancy basis in the commercial and business zones.

**Note 3:** Map-Lot Parcels 29-37A; 29-35; 29-34A; 20-17; and, 11-29 are determined to not have gravity flow to the main extension line. Map 29 Lot 01 is to be determined.

**Note 4:** All listed parcels are deemed benefitted by new sewer main pipeline access stubs installed onto the properties and capped off for future connection.

This document satisfies the requirements of Town Code Title 13, §1.4.3.5, Record of Location of Sewer Line—Notification of Owner, for a statement of the amount assessed upon each lot or parcel of land so assessed and the name of the owner of the lots or parcels of land or person against whom the assessment is made.